Balboa Village Parking

PROPOSED OVERNIGHT RESIDENTIAL PARKING PERMIT PROGRAM (RP3)

2013

History

- Balboa Village is the oldest and most recognizable area of Newport Beach.

- Many properties were built before land use regulations were adopted and are considered legal non-conforming.

- Other properties were built according to code but are out of date by today's standards.

History

- Revitalization of the Balboa Village is in progress with plans to attract more visitors and therefore more traffic:
  - ExplorOcean
  - Balboa Theater
  - More planned events

- Southern California's population is increasing and generating more visitors.

- Previous studies recognized need to address residential parking problems(next slide):

History
Previous Parking/Revitalization Studies

- 1995-97   <u>Project 2000 – A Planning Vision for the Balboa Peninsula</u> by Balboa Peninsula Planning Advisory Committee

- 1996   <u>Lane Use – Balboa Village District</u>

- 1996-97   <u>Balboa Peninsula Planning Study</u> by Urban Design Camp

- 1999   <u>Balboa Pier Parking Lot and Main Street Access Improvements</u> by Austin-Foust Assoc., Inc.

- 1999   <u>Balboa Peninsula Draft Parking Management Plan Report</u> by Meyer, Mohaddes Assoc., Inc.

- 2010   <u>Commercial Villages Parking Studies</u> by Walker Parking Consultants

  - ***Each of these studies recommends efforts to protect resident parking.***

Balboa Village Parking Demand

	Amount of Space	Units of Measurement	Parking Requirement	No. of Spaces
Hotel	45	Rooms	1 per 2	22.5
Theater	320*	Seats	1 per 3	128.0
Commercial	163,644	Square Footage	1 per 350	467.6
Charter Vessels	1,350	Persons	1 per 3	450.0
Sport Fishing	450	Persons	1 per 3	225.0
Restaurants	73,858	Square Footage	1 per 40	1,846.5
Office/Civic	31,214	Square Footage	1 per 300	104.0
ExplorOcean	31,000*	Square Footage	1 per 3/1 per 35	886.0
Total Requirement				4,129.6

○ *Source: City of Newport Beach staff report dated 7-29-99.*

○ * Source: Walker Parking Consultants. ExplorOcean spaces based upon public assembly.

Balboa Village Parking Demand vs Supply

- ## Village Business Needs   4,129
- ## Supply:*
  - Private and Public Parking Facilities   1,356
  - On-Street Metered   280
  - Blue poles between Adams and 7th Street   <u>75</u>

  Subtotal   1,711
  Total Deficit   **2,418**

* Source: Walker Parking Consultants

West Balboa Village Residential Parking

- **Residential Area Supply**
  - Off-Street parking, e.g., garages & carports   1,018
  - On-Street (does not include Balboa median)   <u>716</u>
    - Total Supply   1,734

- **Current Code Requirement**
  - 853 residences x 2 vehicles -<u>1,706</u>
    - Difference   **28**

  Properties without garages   *89*

West Balboa Village Residential Parking

- Examples of properties without parking:

- Examples of properties with inadequate parking:

West Balboa Village Neighbors

- Residents group formed to address Walker Parking Report & Staff Recommendation:
  - Learned about Balboa Fun Zone maximum occupancy rates, employee numbers, and resident opinions.
  - Contacted Coastal Commission to learn whether overnight parking permits were an option.
  - Reviewed other beach communities parking policies.
  - Reviewed previous city and consultants parking reports and efforts.
  - Circulated petition among Balboa Fun Zone spillover neighborhood concerning interest in a resident parking permit program (RP3).
  - Recommended overnight RP3 to City of Newport Beach.

Proposed Overnight Parking Permit Program

- Resident only participation
  - Owners of short term rental properties may buy permits for tenants.
- Adams to 7th Street, Edgewater to Oceanfront
  - Area incorporates perpendicular streets unique on the peninsula.
  - Addresses residential concern about spillover from overnight RP3 if area was smaller.
- Hours: 4 pm to 9 pm, seven days a week excluding holidays
- Permit cost:
  - 1st @ $20, 2nd @ $20, 3rd @ $60, 4th @ $100
- Daily Visitor Passes available on-line for $1

Current BV Revitalization Traffic and Parking Goals

- Revitalization 2012 provides opportunities to improve commercial area <u>and</u> residential parking:
  - Establish Commercial Parking Benefit District
  - Establish Residential Parking Permit Program
  - Establish Employee Parking Permit Program
  - Establish a validation program for business customers
  - Establish Shared Parking District
  - Construct a Parking Structure
  - Install Smart Meters
  - Implement improvements to bicycle and pedestrian facilities
  - Develop a coordinated wayfinding program